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Community Development Department

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Village of Westmont Planning and Zoning Commission May 18, 2016 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, May 18, 2016 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

(2) Roll Call

In attendance: Chair Ed Richard, Commissioners Craig Thomas, Gregg Pill, Thomas Sharp, Janis Bartel, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler, Planner Joseph Hennerfeind

Absent: NONE.

(3) Pledge of Allegiance.

(4) Swearing in of testifying attendees and reminder to sign in.

(5) Reminder to silence all electronic devices.

(6) Open Hearing

New Business

PZ 16-011 The Harp Group, Inc. regarding the property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

(A) Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:

1. Exception to reduce the total required number of parking spaces for an 18 acre land area.
2. Exception to increase the maximum FAR for an 18 acre land area.
3. Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.
4. Exception to increase the maximum number of signs permitted in the B-3 Special Business District.
5. Such other waivers as may be necessary to facilitate the development of the 18 acre parcel.

(B) Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.

- (C) Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.
- (D) Preliminary Plat of Subdivision approval for an 18 acre land area.

PRESENTATION: Dan Shapiro representing the petitioner, thanked the commission for the special meeting. He discussed the text amendment that passed regarding special use for residential use in a B3 district. They are proposing a residential development and a world class natatorium. They have worked hard with staff on the proposals and the efforts of their team.

Peter Dumond, president of the Harp Group, presented their proposal “World Class Westmont”. He commented on Westmont being pro-develop and pro-business and even though the property has a Oak Brook mailing address knowing that it is in Westmont and mentioned adding a Welcome to Westmont sign on the property. Though the resort is doing better, they still have room for growth. They have an underutilized parking lot and they would like to get the resort back to its peak where it was at 16 years ago, currently 45% below peak. When they purchased it was not a healthy asset and it has a long way to go, which affects Westmont and the beneficiaries of the tax revenue.

He discussed the possibility of developing the golf course, and stated their intention is actually to improve the golf course, not develop it. They are estimating golf course renovations would be \$3-4million dollars, they need to improve course to improve revenues.

He reviewed additional numbers and discussed becoming a Hilton franchise with a 13 year license. Hilton is also fully supporting their goal to improve the resort. They have created 25 additional jobs, and looking to add more. They have made dramatic improvements to the rooms with a goal of getting frequent guests to return.

He reviewed and discussed the B3 development district description and the original plan to have 3 office buildings in the complex that was not pursued. He referred to the Transit-Oriented Development and feels that their location can be a transit oriented location by offering residents shuttle service to the train station, he discussed having on site zip cars for use of the residents allowing them a monthly cost savings of car payment and insurance and in turn can spend more on rent and still have a car when needed. He would like to see a spa and wine store in the complex, new services for everyone on site and in Westmont. He went through a list of all of the permitted uses for a B3 and discussed all the options they have that they would be permitted to have, as well as putting in the office buildings. He stated that apartments would be a significantly less impact on traffic than office buildings.

The event tent was mentioned and issued that residents have with the noise levels when they have events on site. He discussed other options for the area with a permanent structure. There were options that were mentioned about adding a putting area to the location to cater to guests without time to golf the course and moving carts to an area of less exposure.

He offered a comparison of what is allowed vs. what they are proposing and the benefits of their proposal. One example shared was an office building could go up to 125 ft in height, but proposed apartment building would only be 75ft high. They have conducted research on apartment units in the area and noted that the high rate of apartments in Westmont that have not held their value were all not approved by Westmont but annexed into Westmont. The apartments they are proposing are different, different tenants and it will have tax benefit and not geared towards renters with children, schools will benefit but not be impacted. They have a 24 hour hotel and ability to manage this property effectively. The parking garage will be surrounded by the buildings so you won't be able to see it. They will be adding a new entry point and parking area as current is very inefficient.

Rick Faywell, architect for project presented overview of the architecture. They worked on a number of options and have come up with an ultimate master plan. He played a virtual view of the proposed

options. They met with townhome properties and came up with an option for entrance to segregate the hotel/resort traffic veers off from the residential traffic. The parking would be internal so it close and convenient as well as hidden from view. The office would be 5-10 more traffic, residents than apartments. There is a logic to the development based on the building, what they can build for, what they can charge in rent, the views and how it looks from outside. The space becomes a much more active mini town square with more synergy and activity than the current empty parking lot.

Maryann Kaufman discussed swimming for fun, for exercise and for competition, as well as safety. She discussed her family background having children in swimming. Building this facility is philanthropic for the natatorium, no tax dollars will be used. A swim community is great for everyone from young to the elderly, this would be a recreational facility for the community, can host events, competitions and provide more access to swimming locally, instruction, community events, birthday parties, etc. It can impact this area in a very positive manner.

Dumond shared historically and projected real estate taxes slide. With the residential additions the projected numbers would add \$1 million improvement to real estate taxes for Westmont.

Brian Bomba, Coldwell Banker Real Estate, discussed his background as a student of real estate and valuation and currently a real estate broker. He shared his opinion on the project. He does feel that there would be no negative affect to the property values surrounding the area and if the development proceeds will have a neutral effect on those values. From a qualitative standpoint, he feels that it will increase the sense of community in the area.

Tony Young, swimming facility development expert, spoke on the Midwest being a big producer of US swimming olympians and area of iconic natatoriums. He has been helping with swimming program development. The proposed facility is utilizing best practices in development their natatorium. They are combining safety and spectator options, lighting, comfort, ventilation using best practices for all. They are looking to be the fastest pool in the world and will be able to host high level competitions. National meets would have a very positive economic impact. Even state competitions are holding their meets in Indiana. This new facility will be a hot topic in the swim world and the community.

Dumond did mention that with some high end events that would require some off site parking, that they have options for working with companies , plus options on site with valet service. He did state that these companies would not be willing to give them a deed to the parking lot so they would like to do it as a case to case basis many of the events booking a year in advance allowing plenty of time to organize the parking.

Louie Abuna , principal with traffic and parking firm, shared that his company did an independent parking and traffic study and addressing the community concerns. They analyzed apartments vs. office buildings, daily demand and other events that may take place at hotel. They have found there is ample usage with the number parking lot and believe that there will be adequate parking. From a traffic standpoint, they review the entrance, different times of days and days of the week analyze whether traffic can meet what would be required. They also submitted to the traffic commission in DuPage county, who concurred with the parking and traffic findings.

Dumond summarized the key points being that they have spent an enormous amount of time to develop this master plan. They have added key elements and utilized space. They have also developed a plan for hotel renovations including golf course, event tent, pool, kids pool and meeting suites. When they purchased they committed to \$30million with being ready to move on \$15 million renovations right away. From a return on investment standpoint, those renovations will not increase revenue considerably, but if added with the development of the apartments and natatorium they would be happy to make all the renovations.

STAFF COMMENT: Hennerfei nd discussed the petitioner's request being 60,000 sq ft natatorium, 7 story residential building with 330 units, subdivision of an 18 acre parcel into 5 smaller parcels. They would like to rezone from B3 to a plan development B3 district which requires plan development waiver. By code, they would be short 900+ parking spaces. They have requested to reduce requirement for residential multi family parking, based on new reduced rates they would only need to provide 449 spaces. Request for natatorium spaces to be waived, Village would require 605 spaces and they have proposed 430 spaces agreed to off site spaces with shuttle service. The concerned with parking approach did not consider the facility as a whole, ownership could change, off site agreements could change, ultimately monitoring situation could become a Village responsibility.

Second waiver was viewed as 18 acres, not overall 115 acres with golf course. 0.39 is what they have currently, Village code allows 0.5, highest in Village is 0.8, they would be requesting .95 based only on the 18 acres.

Minimum lot area request, code states based on number of units and mix of units there should be a certain amount of land area. Based on number of units they are proposing they would need 33 acres, they only have 18 acres.

Maximum number of signs is currently limited to 6. There are proposing 13, so that would be a waiver as well.

The PD agreement has not been finalized and do recommend that it includes any discussed improvements such as security improvements for residents.

Special use request is outlined in packets, we usually look at security, affect to the adjacent properties including property values, traffic, congestion , parking. They have addressed these issues in their proposal. They have provided a traffic study and 1001 parking spaces needed, our code 2180 spaces required. 650-700 spaces at peak demand for natatorium, there reports show that with shuttling they have secured those with off site parking. The market study housing is based on a region not only Westmont. The market study shows an industry standard absorption rate into the market of 24 months.

Pros to apartment development, average unit 900 sq ft at \$2500 per month not including parking space which would cost extra. Balconies with all units, pool, fitness center, rooftop amenities, grilling areas.

Preliminary concept plan approval, 250 sq ft of open space that useable which can include balconies and pool area and other amenities, they are providing 340 sq ft per unit.

Staff concerns, no sidewalk access to Cass Avenue, need safety measures with sidewalks, increased landscaping needs, architectural elements that could soften bulk of building, rooftop details have not been provided, overall placement of building. Plat of subdivision, lot 1 hotel, lot 2 shared parking, lot 3 natatorium, lot 4 apartment building, lot 5 west parking lot or future development. Comprehensive plan analysis the B3 designates this area as private open space, only development is proposed to already developed lands, not golf course. They have revised plans to develop walking trails and tennis courts to provide more open space.

He did state that the Village has received a large amount of public comments, over 100 which is included in the packets.

Shapiro Reply to Staff Comments:

Parking: If ownership would change, it could be recorded against the property so that everyone would know the requirements. In addition to offsite agreements and shuttle service, they will also have valet.

FAR: They look at the FAR differently which is based on including the golf course in the figures. When the golf course is included the FAR is .13. The golf course is under their control and will remain under their

control for the next 30 years.

Safety: Police and Fire has reviewed the plans and have not indicated there are any concerns. Dupage County Department of Transportation has reviewed the traffic and parking plan.

Not all of the uses will be used at the same time. Staff may have looked at this as all uses at same time, then you would need the maximum number of spaces, but this would not be the case. From an operational standpoint of managing hotels areas it would not happen.

They would be willing to add sidewalks and landscaping. It is not feasible to move the building further west.

PUBLIC COMMENT:

Matt Johnson, Oakwood resident and president of the homeowners association and member of school board but not attending to represent either organization. He has talked with a lot of people through Oakwood and across Westmont, feedback has been 50/50 on this matter. He has found that most objections are questions that people want answers to. The rest of comments are opinions. On the positives have been the improvements, tax revenue, etc. He would be in favor of this proposal and understands the need for new revenue streams and the improvements for the Village. He stated that he also understands that any decision will not be the perfect solution for everyone and cited examples of changes in the Village.

David Chappe stated that he is here to support the proposal. He has children who are swimmers and supports the pool coming to Illinois and cited examples of the traveling and expenses he incurred traveling with his children at other states and the revenue that it would bring, and the lack of suitable facilities in our state. He stated he wholeheartedly supports this proposal. He also mentioned that swim meets are scheduled in sessions, so the traffic and parking would come in waves. He lived in Westmont for years and feels that with this new addition it will increase the sense of community. He also stated that even swim parents from local area would probably stay overnight at hotel, having attending meets in other states, he guarantees that hotel would sell out.

Adam King, homeowner in Westmont in Newville Manor and feels the Westmont is very community oriented. He stated his whole life has been swimming and attending swim meets and understands the needs for the pool. He also stated that the apartment complex is a great option for people like him, young professionals that work in city but want to live in the suburbs, he thinks it would add new life to nightlife and people enjoying restaurants, etc. in Downtown Westmont and approves the proposal.

Al Carson, president of Westmont Chamber, mentioned two goals of the Chamber are promoting economic development throughout Westmont and promoting tourism. The resort is a critical part of both of these goals. It is one of the largest businesses in Westmont and part of the economic drive pushing Westmont forward, and thus requires thoughtful consideration in both the long and short term on their proposal. This proposal will create more jobs and attract more visitors, especially in first quarter when hotel business is challenging. The swimming complex will put more heads in beds and have a ripple effect on the village economy. The Chamber understands that there are issues to resolve and ask that we work with the resort as the success of the resort is in the best interest of Westmont.

Preston Bokus, owner Urban Tri Gear, stated that he thinks this will be a big stimulus to not only Westmont but surrounding area. Coming from a swimming background, he understands the draw for the pool as well and feels that not only the Hilton would sell out but carry over to the other hotels in the area. He did see a drop in his customer visits when the Westmont Swim Club moved, by increasing and having another large team come in he feels it will positively affect his business as well. When he attends other events for his business he spends tax dollars in other states, he sees this bringing that back to Westmont. He sees the swimmers and families also purchasing running and biking items from his

business. He sees the apartment complex and its residents bringing new life to the community, and feels there is a sense of community in Westmont and that could increase.

Narius Vega stated he was here to support this project. Swimming changed his life and found out about this project during an interview process with the hotel. He was an olympian swimmer and now a swimming parent and he travels a lot for his children competitions and Illinois has not have facilities to support swimming. He stated he has no doubt that this will draw a lot of people to Westmont.

Oliver Bishop mentioned that he harkens back quite a ways and has never seen so many waivers being discussed in a development. He stated bakeries and restaurants sell their product based on smell and there were many slides on financials and hoped the decision was not all based on the smell of money. He mentioned concerns about the hydrocarbons from emissions in the internal garage. He would like to see a comparison resort to compare it against. He would also like to see this being condos instead of apartments.

Joe Hernserk, resident at 224 E Naperville road, speaking as a private citizens though he is on Fire and Police Commissioners board. He stated that it was mentioned there were some issues with cuing the buses for events and parents taking kids to classes at the pool and where would that be staged. He inquired about storm sewers are they adequate to support, nicor gas, water lines, are they adequate to support this type of development. He also asked about World Class and what definition we are using to determine what is world class standards as they vary.

Sue Ericello, 30 year resident of Westmont, stated that she has 3 boys that are all competitive swimmers from the Y and through college. At one time, she was involved in an initiative to build a pool facility due to funds in Downers Grove, she was also involved with Westmont's plans to put a facility at Ty Warner. She feels that it is great that this resort wants to bring this here and feels that the issues are small and can be resolved to bring this very positive complex here. Supports the entire project.

Kevin Gallagher, 120 S Birchwood in Naperville, representing Oakwood Homeowners Association and grew up near Westmont and familiar with the community. He has been involved in real estate land use, development for 30 years. He mentioned that the petitioner has done a head fake by mentioning the hotel renovations, he feels that having to update the amenities is part of the standard ownership of a hotel. He stated that we are not here to discuss the merits of swimming or talk about office buildings or what could occur because if they were feasible they would have happened already. He said we are here to discuss land use and feels that this is 25 pounds of sand in a 5 pound bag. The plan is 950 parking spaces shorts, almost two parking decks short. He feels that this proposal would devastate the Oakwood homeowners' property value. Adding more apartments goes against the comprehensive plan. He stated that the petitioner mentioned limiting other events like weddings and conferences, so what is purpose of this hotel. He stated that there is concern on adequate utilities, sewers and what affect it will have on the wetlands. The parking plan goes against your own parking ordinances. There is no consideration given to Westmont regulations. He stated that their plan is to jam as many possible uses into one area as possible. They have an apartment building not in keeping with use of the site as a hotel. Their open space are the balconies, shaded courtyard and portions of shared residential parking. The comprehensive plan states that 80 of Westmont residents opposed more apartments and rental units. He stated that this proposal throws the comprehensive plan out the window. There is not any open space provided. The waiver for the parking spaces is two parking decks. The reduced parking standards were just adopted last year and they are asking it to be shaved further. True transit oriented locations are not 2 miles away from the transportation. He does not feel that the off site parking agreements are in place but just thrown out to make commission feel better. FAR request is almost double what they currently have, and feels that FAR should be calculated based on the individual lot since they are asking to subdivide. Their proposed FAR is 15% higher than anything Westmont has done and higher than any surrounding communities. He cited sections of the comprehensive plan that this proposal goes against,

including open space, multi family housing, building height. As the father of millennial children, they are looking for cheap rent so they can save to purchase a home. Many older people who are looking to downsize may buy a condo but not going to pay rent after they haven't had a mortgage payment for years. They cited Seven Bridges and Wheaton developments and they are not 2 miles away from transportation.

Brian Barry, real estate division of management consultants, was asked to comment on some of the issues on this project. He stated that there is no direct fault on the report but they did have some concerns.

Location: feels that the location does not provide for any future expansion, more of an island which is also more isolated when visitors cars are offsite parked not allowing them to visit surrounding areas. They also feel that market rents that were proposed are quite high, most of the high end apartments are in downtowns or near transit. The proposed rents are \$2.75 per sq foot, which downtown Chicago is \$3.00 per sq ft. They feel that you don't usually see this unless it's along railroad lines, not so far away from everyday amenities, commuter lines and highways. There are several properties built away from commuter lines, one in Naperville in 2014 only 58% occupied, Glen Ellyn in 2014 28% occupied, Arlington 2014 34% occupied, Vernon Hills 2014 40% occupied...well beyond 24 month period suggested by their study.

Utilities and Roadway: Not indicated in report if there will be any special assessments to surrounding residents.

The proposed retail space is not well supported, the tenant types are not specifically listed and the rents are not supported as well. They have not seen a Starbucks in an island type of location as this, they look to have volume.

It was suggested that the CBRE report look to see how the demand and the capture rate was calculated and what those numbers means. The current trends are for transit oriented locations. He discussed being a swimmer and parent of a swimmer and mentioned that the off site parking further restricts the flow of visitors, and he would really question the idea of adequate parking. He also questioned the likelihood of being awarded a national event, and believes that parking would be issue with that review as they look at whole picture when reviewing a venue.

Joe Regis, traffic consultant Hamilton Partners, hired to review the parking of existing and proposed uses in conforming with national standards and Westmont code. For the existing resort it would be a need of 1000 spaces either per national or westmont code. For the apartments it would be 400-500 spaces. There is a deficiency of spaces just in considering the hotel and apartments in the proposal. If the parking is not handled well, the overflow parking will go is on Willowcrest drive east of Cass, followed immediately by people parking inside the residences. With cars parking on both sides of Willowcrest they will have a tough time getting out, question of how far people would be willing to walk. Without the necessary available on site parking whether it is for the hotel and apartments or with the natatorium, which does not meet Village standard, it will cause problems.

Ken Rathje was retained to look at staff report and comprehensive plan to see if there were any concerns. He noted that it was interesting that the hotel was shown as open space and per plan residences are not allowed in any recreational open space area. He cited the comprehensive plan purpose. He stated that the other speakers outlined various points that conflicted with the plan and encouraged the commission to go line by line through those points. He added that the parking requirements the village requests are very reasonable. From his experience, most variances that he has seen were single digital requests. He stated that the apartments or the natatorium could be stand alone additions but the two together is an overreach. He spoke to density and felt staff missed this in their review of calculations. They would need to have a much bigger site in order to accommodate 330 units.

He noted the parking sections, that existing spots are already less than current requirements, then you are going to reduce it, add apartments and add natatorium. Off street parking must have a recorded covenant and cannot be used for another use, he stated the village language is very clear on this and their proposal does not meet the standards. Parking spaces are not a requirement of a zoning district, he noted that the parking spaces variances were not published.

Scott Day, working on behalf of residents compiling 20% of homeowners of adjacent land. He stated that the owners of hotel spent \$30million, but the residents invested \$40 million so they are a bigger group based on numbers. He noted that the petitioner mentioned the hotel and golf course were not doing well but they are still willing to put an apartment building that will block the view of the hotel. He mentioned that he just got approval on a similar project half the size that construction will be costing \$45million. He asked commission to follow the money and the money is in the apartments. He noted that the no one in state, not park districts or rich investors or the City of Chicago has found a way to fund and make a natatorium successful and the petitioner has not given any numbers on the costs or revenues on the natatorium. Contrary to the comprehensive plan of not wanting more rental units, the village changed the zoning to allow for residences and yet they still can't reach the standards for parking for the village. They only have the golf for 30 years and they not offering a restrictive offer for not developing the golf course on this proposal. He stated that there are no examples of proven natatorium in Illinois and it does not seem that adding 300+ apartments would do anything to help a failing resort. He addressed the legality of the proposal and the exceptions being requested based on the village code. He referenced that exceptions can be made based on the underlying zoning but pointed out that parking is not included in any zoning, it is Article 10 and would then be a variance. He continued that the variation did give proper notification, and legally the commission would have to follow the code. He discussed FAR and that it was 6 times denser than permitted by code. This is only B3 district in the community but he is looking for the past documents in order to determine the last 30 years of the property. They are asking for time to review those documents. He stated that the commission should have an MAI appraisal to analyze the effect of a high density housing project going in adjacent to low density single family homes. He summarized that the real question is whether the proposal will cause the adjacent homeowners property values to plummet and noted that the real estate agent who spoke, though he knows his business, is not a qualified MAI consultant and does not have what is needed to determine the effect to the property values.

Motion to take a 5 minute recess.

Motion: Pill

Second: Thomas

VOTING A

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

(1) Call to Order

(2) Roll Call

In attendance: Chair Ed Richard, Commissioners Craig Thomas, Gregg Pill, Thomas Sharp, Janis Bartel, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler, Planner Joseph Hennerfeind

Absent: NONE.

Joe Hicks, representative of Ty Inc. and Ty Warner, mentioned that he reported to Mr. Warner about the proposal. He stated that Mr. Warner's only objection is the density and potential traffic problems. Hicks mentioned that he himself is a swim parent and feels that all the comments made about swimming are true and having a world class facility would be terrific.

REBUTTAL: Dumond

Parking for Natatorium: The parking needed will be for special events. He shared that the Rider Cup was held at Medinah Country Club which has no where near the parking needed to cover that type of event. He stated special events are a time for the community to draw together.

The Kaufman family is constructing the natatorium as a philanthropic gesture, no taxpayer funds will be used to construct it and families are fleeing the state to go to events hosted elsewhere.

He stated that he respects the homeowners' investments and in aggregate they may have more invested but the economic impact on the Village of Westmont isn't even close to what the resort brings in. The hotel pays 5% on every room, every night, 2% on food and beverage and property taxes, the owners only pay property tax. Dumond did speculate that there are possible homeowners that do not live in Westmont, Chairman Richard commented that if he did not have facts to that, that the implication is offensive.

Dumond stated that he what he found offensive is that the homeowners did not speak on their own behalf but hired a city councilman from Naperville and a former village trustee from Downers Grove to attend a meeting in order to tell Westmont what Westmont should do. He mentioned that Naperville has a highly dense downtown and Downers Grove has great buildings. He stated the residential expert had incorrect facts, the tapestry building is at 93% occupied. They love working in this town and want it to grow, he stated he was upset by the Naperville, Downers Grove, Oakbrook of this meeting trying to have input on what Westmont should do. The natatorium is a philanthropic charitable donation so the revenue generation numbers are irrelevant because it is being supported and should be recognized for the wonderful donation that it is.

REBUTTAL: Shapiro

Shapiro mentioned a number of suggestions that the experts representing the homeowners group mentioned and commented:

- \$15 million is not an insignificant investment into the hotel
- Property values dropping 10% is an arbitrary number and not based on any facts.
- Though this is not a traditional TOD, it still has the qualities of a TOD
- The other retail should not be ignored as they are working with a developer.
- To suggest the FAR is off though staff has stated that .90 FAR in commercial projects is not uncommon is wrong.
- To cherry pick from the village plan is wrong.
- To suggest that a ¾ mile long walking path is not an amenity to open space is wrong.
- To suggest stormwater problems when they are not increasing the impervious surface is wrong.

-To suggest they are reducing the open space when they are actually taking an underutilized parking area and developing it is wrong.

Mr. Shapiro asked to clarify some of Mr. Barry's points. Barry mentioned the capture rate he did not think was accurate or supported in the report. Barry felt the rents were comparable to downtown Chicago. Shapiro asked if he understood that these are luxury apartments targeted to empty nesters with access to the city and 24/7 shuttle service to the train. Barry felt that there was nothing to support people wanting to wait for shuttle or Uber to pick them up to train.

Shapiro clarified with parking consultant and asked him again about the 1000 parking spaces. Parking expert was asked about staggered times, that all areas in resort were not going to be utilized at the same time. Parking consultant said they were no numbers in the proposal to indicate percentage of diversion for the shuttle for they can only analyzed what is in the report.

Shapiro clarified that Mr. Ratche was retained a few days ago and has put together his information in just a few days. They reviewed the slide of primary and secondary B zoning permitted uses. They discussed the residential R4 rezoning to allow for multi family units to the east. Ratche said plan said that it doesn't allow residential development on open space. Shapiro's point was that the residents complaining previously benefitted from a rezoning. Ratche said that bulk considerations do sometimes allow for exceptions.

Shapiro commented on Mr. Day's comments.

-The hotel is not in trouble and they are making huge commitments to continue to improve it.

-There is no intent on developing the golf course.

-Does not understand why the 90 day rule was mentioned, unless his clients are threatening a lawsuit.

-Shapiro mentioned that Day is just looking for more time since he just came on the case so he has mentioned a number of items so he has a chance to try and gather more information against the petition.

-Shapiro spoke to other projects requiring a PD and these type of projects allow for flexibility. They have address all the waivers for the standards.

Vince Priest, small business owner in Westmont, stated that he had more people show up to protest his petition then showed up here and they ended up prevailing by working with the neighbors and comprising. He would suggest a continuance and supports the development and natatorium but does feel that the parking and effect to surrounding areas could be an issue. He does not feel that the apartments are overpriced, and does feel his employees would live there and use the amenities.

Bob Senorella, resident of Oak Brook Hills, stated that there was a reference made to the homeowners only hiring high priced attorneys and not speaking for themselves but that is not the case. He has lived in Westmont 25 years with his children, and now 10 years at new location in Westmont. He is not going to debate the legality of the issues but he did mention that he travels everyday on Midwest road and can't envision how blocking the hotel with a 7 story building is going to help the hotel. He works in an accounting firm and understands return on investment. He always asks his clients what is plan B, he was impressed with the plan but once you start peeling the onion back there are some issues and he just has some questions. How does this fit Westmont's master plan? How does the apartment complex and natatorium fit together, they seem mutually exclusive? What is the cash flow on the natatorium? He does feel that the comment 20 lbs in a 5 lb bag is fitting, and that there is some vagueness in the report and needs more peeling back the onion.

PUBLIC COMMENT:

Chris Pullman, resident of Westmont, father of 4 children and property owner, stated he chose to move

to Westmont and thought there was a lot of potential and a great place to raise a family. He mentioned that this proposal is a once in a lifetime opportunity. He also stated that the homeowners living adjacent to the resort are not the only stakeholders in the room, there is an entire community that could benefit from this type of economic development. He mentioned that he is also on board of Choose Dupage, an economic development committee for the county. He can't think of a better project to support than this one. He said if he had one comment to criticize Westmont is the lack of progress over the last seven years but he sees so many empty buildings and storefronts. He also owns his own rental properties and has had no problems with getting high end rents and feels that this apartment complex would be supported.

Cathy Gingrassi, resident of Oak Brook, stated that this is not just a Westmont issue but includes the collar areas around it as well. She stated we are not addressing the traffic increase and traffic on Cass, it is a problem and affects other people not just Westmont.

Katie Connino, resident of Willow Crest, stated that they feel that the hotel is very important and would love to see it back in its heyday. She mentioned she does not understand the correlation between the hotel and the apartment complex. She mentioned that she was personally insulted by the threat of the other B-zoning lists of items that they could build. Her family is invested in Westmont with her home and business and do not understand any benefit to the apartments.

Cathy Fisher, 27 Willowcrest, mentioned that she has attended other meetings and has heard the hotel being referenced as the crown jewel of Westmont. She stated that she also sees the natatorium being an asset to the community but does not see the value in the apartment complex.

Karen Bushe, former president of Village of Oak Brook and former P&Z commissioner, stated that she concurs with many of the comments already stated. There are already times when the parking comes into the neighborhood and sees that issue getting worse. She commended Westmont on World Class Westmont but then asked why it is continue to be called OakBrook and not Westmont. It is a perfect time for calling it Westmont and taking credit for it. Oak Brook is known for its low density, large setbacks buildings, so even calling it Oakbrook doesn't represent correctly. She mentioned that even outdoor parking ramps are sprinklered and she raised a concern about car fires and having the residences wrapped around the parking deck and emergency access, especially if buses for special events, etc are parked around natatorium.

Alan Korin, proud of Westmont and happy to be a part of it, commended commissioners and thanked them. He mentioned they attended an open house in Oak Brook Hills residences and it was very appealing but at no time did the presentation include the possibility of large apartments in your view after you have invested in a home. He stated that everyone wants their investment protected.

Lori Pearsall, resident at 46 Willowcrest Drive, stated that the residents agree with the items that have been stated by their representatives. Her biggest concern is one way in and one way out, if there was an emergency, a gas explosion, fire, this is very concerning.

With Cambridge partners, doing market studies and real estate appraisals for 8 years and working on multi family appraisals, golf courses, etc. have seen their fair share of properties in order to speak on this. In his opinion, the apartments would have to succeed to fuel this whole project. He discussed broad views on multi-family which has had a good run but where is it heading? He would encourage everyone to ask the question can we build 330 units and sustain it. He mentioned a Wall Street Journal article, the data suggests that the increase in housing market is on its last legs. He wants to see the project to succeed and just suggests the broader trends are watched and taken into consideration.

Attorney asked how many feet away the distance of the homes to proposed project because state statutes are allowed one continuance. The representative agreed that they would like a continuance.

Shapiro said the statute allows the request but it is not an absolute and he would ask that it be denied.

POLL TO ALLOW A CONTINUANCE

Chairman Richard asked for a poll of the commissioners on granting the continuance.

Carmichael: thinks it is a reasonable request. YES

Van Buren: YES

Pill: YES. Knows that over past two months there have been lots of discussions on compromises and if the continuance goes through that working on compromise would be a good goal for both parties coming together.

Thomas: YES

Sharp: YES

Bartel: YES

Richard: YES. he also has concerns about the parking, there has been no discussion on possibility of some parking levels underground and he would like to see some alternatives also.

Dumond asked to speak and stated that they love collaboration but in working with the neighbors they would like to see it be a two way street. If the neighbors are just stating hell no they will protest the project regardless of concessions made then they are not going to change their plans to negotiate against themselves. He mentioned that they hosted the homeowners at the hotel to review the project and that they did have valid issues. They did make some considerations for the views of what they would see with walls and hiding the carts. He stated he would like nothing more than to pull the trigger on renovating the golf course but it is part of the bigger project. The apartments could be an access for swimmers using the pool that want to live near it and still commute to work. From economic standpoint, they would let the golf course go to seed because it is not a money maker. He can do the renovations but needs the apartments to do that. He mentioned the road that needs to be repaired and that he has given the homeowners free snowplowing for two years and he would like to work with the neighbors not through lawyers. He stated that there are many ways they can configure items like narrowing the parking garage and adding another floor to solve the issues, add more open space, but if the homeowners still say no to negotiating on supporting the project then he is negotiating against himself.

Homeowner did mention that she appreciated the hotel hosting them but since that presentation the building has changed from 5 stories to 7 stories.

MOTION TO CONTINUE PUBLIC HEARING

Motion to continue public hearing to June 15, 2016. It would be a continuation of the public not requiring republication but village reserves the right to do so if they feel it is warranted to inform the public or to correct anything.

Motion: Pill

Second: Carmichael

VOTING

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

Meeting continued 11:42pm.